

COULTERS[©]

62 EAST CLAREMONT STREET

NEW TOWN, EDINBURGH, EH7 4JR

 3 BED  1 BATH  2 PUBLIC



STAGED PHOTO

TAKE A LOOK INSIDE

62 East Claremont Street is a bright and generously proportioned three-bedroom maindoor flat, forming part of a handsome traditional building in Edinburgh's highly sought-after New Town. Boasting a private front garden and access to a shared rear garden, the property enjoys a superb central location just a short stroll from the excellent amenities of Broughton Street.

Internally, the home seamlessly blends fine period features with modern finishes, offering a stylish and comfortable living environment. Notable features include timber sash and case double glazing and gas central heating throughout.

KEY FEATURES



Maindoor flat with private front garden.



Three double bedrooms.



Generously proportioned accommodation.



On street permit holder parking.



Located in Edinburgh's prestigious New Town.



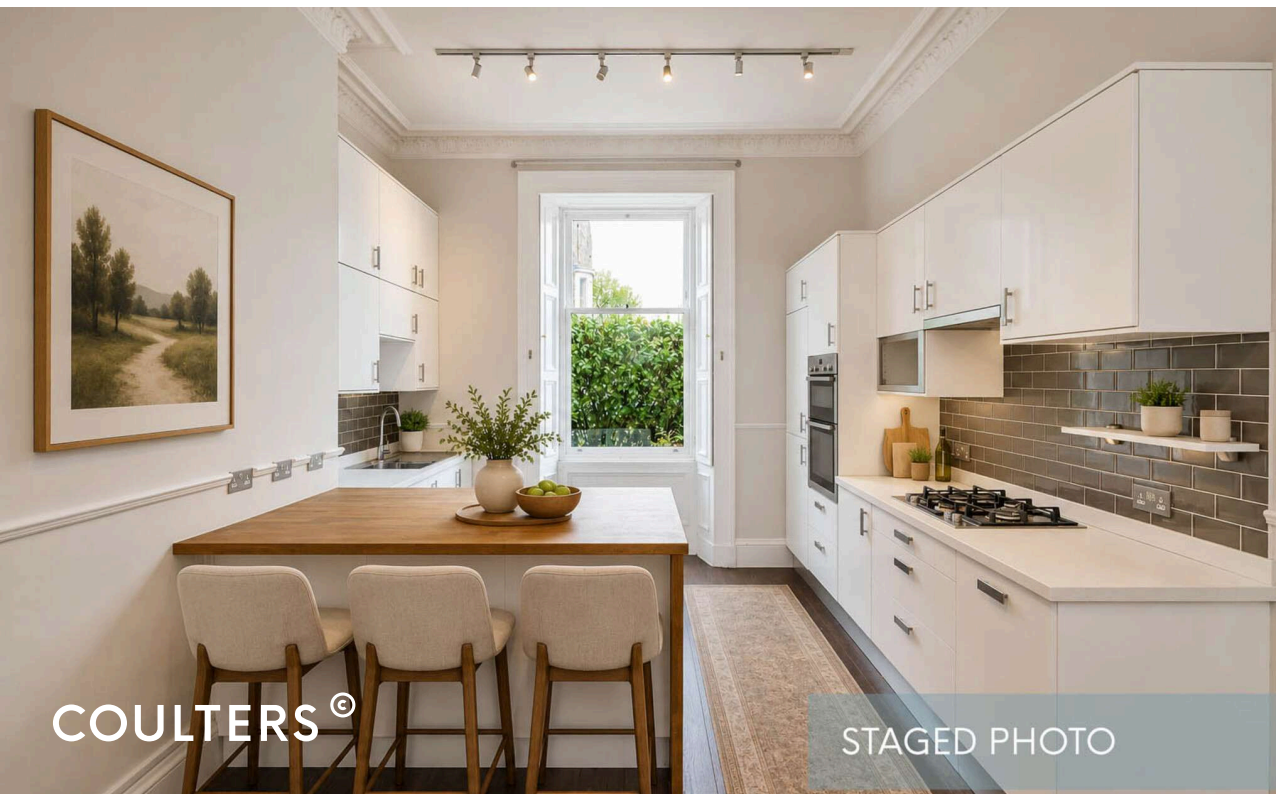
An array of independent retailers and cafes nearby.



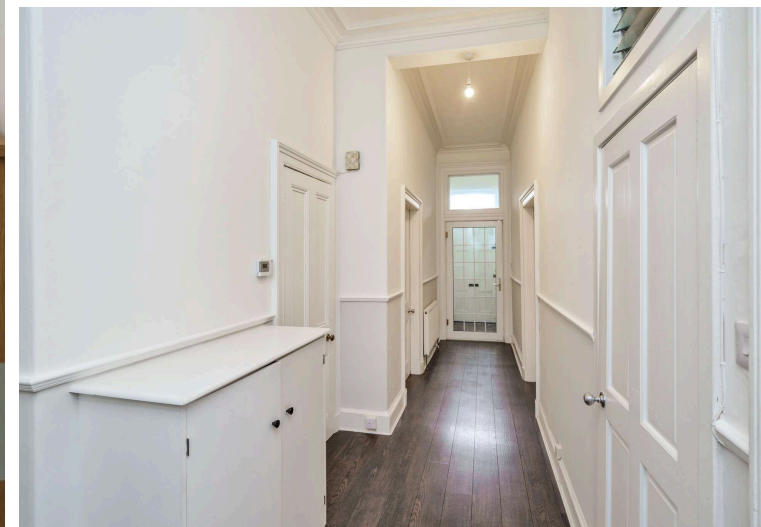
EPC Rating - C



Council Tax Band - E



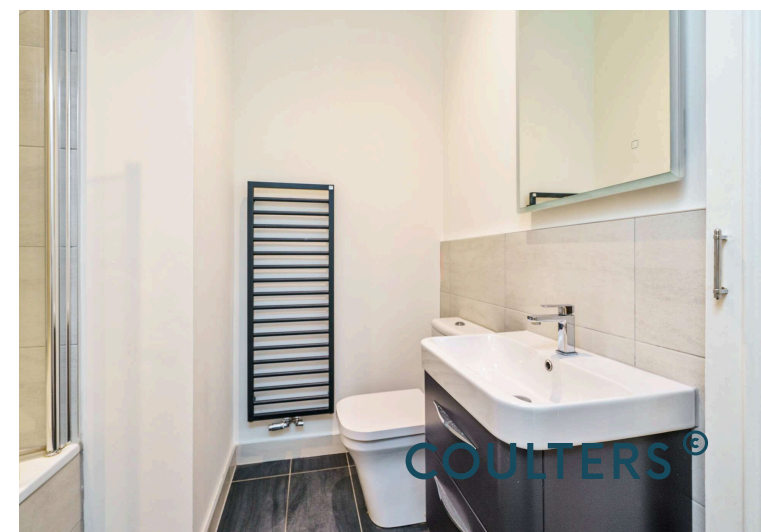
STAGED PHOTO



The accommodation comprises an entrance vestibule leading into a welcoming hallway with useful storage. The elegant sitting room is enhanced by a marble fireplace and a box room, while working shutters add both character and practicality. On the opposite side of the hall, a fantastic contemporary kitchen and dining room provides an ideal space for everyday living and entertaining, complete with integrated appliances and a utility cupboard.

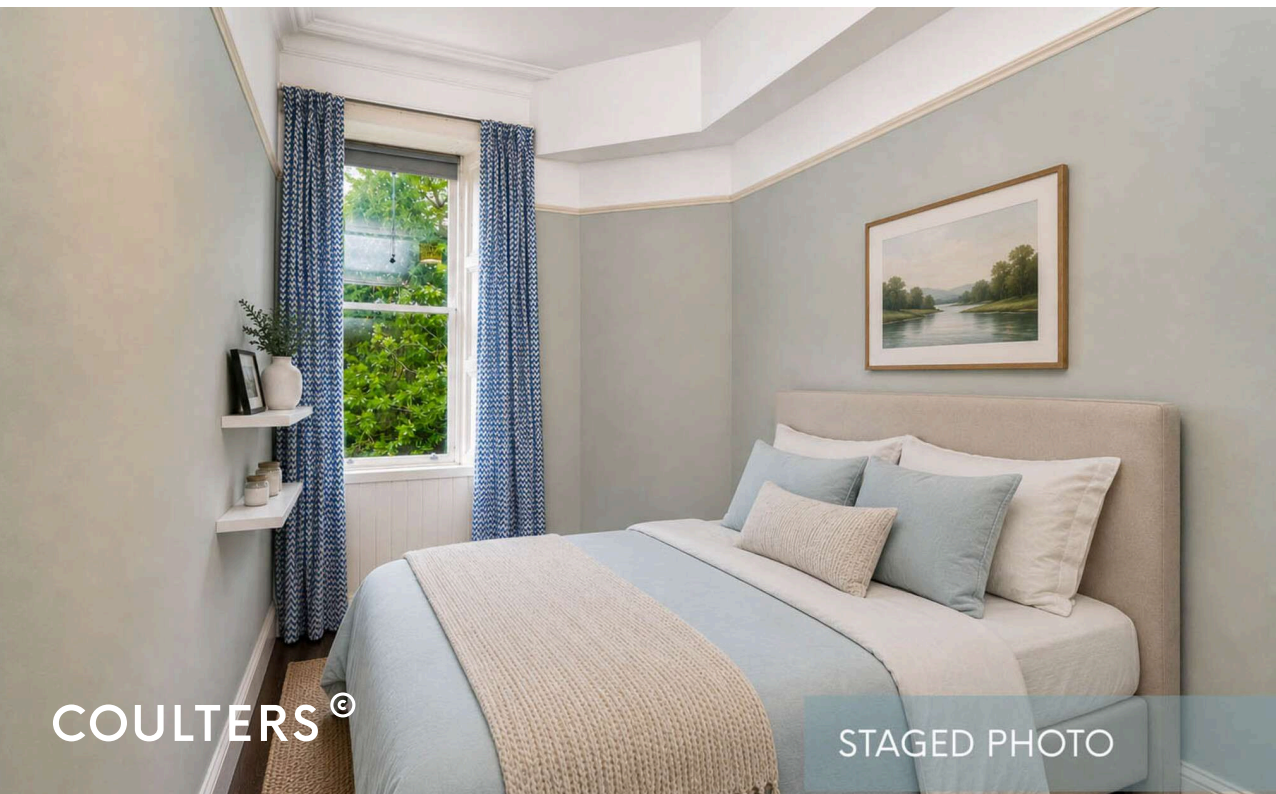
There are three double bedrooms, all quietly positioned to the rear of the property and enjoying a peaceful outlook over the garden. A well-appointed bathroom and an additional box room complete the accommodation.

The property further benefits from gas central heating, double glazing, and on-street permit parking. Access to the communal garden can be gained through the shared door to the tenement.





STAGED PHOTO



STAGED PHOTO

THE LOCAL AREA

East Claremont Street is ideally situated just north east of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot, which is predominantly residential, boasts an excellent array of nearby local amenities including independent shops, cafes and restaurants, local convenience stores and larger supermarkets such as the Tesco Superstore and Lidl in Canonmills. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away.

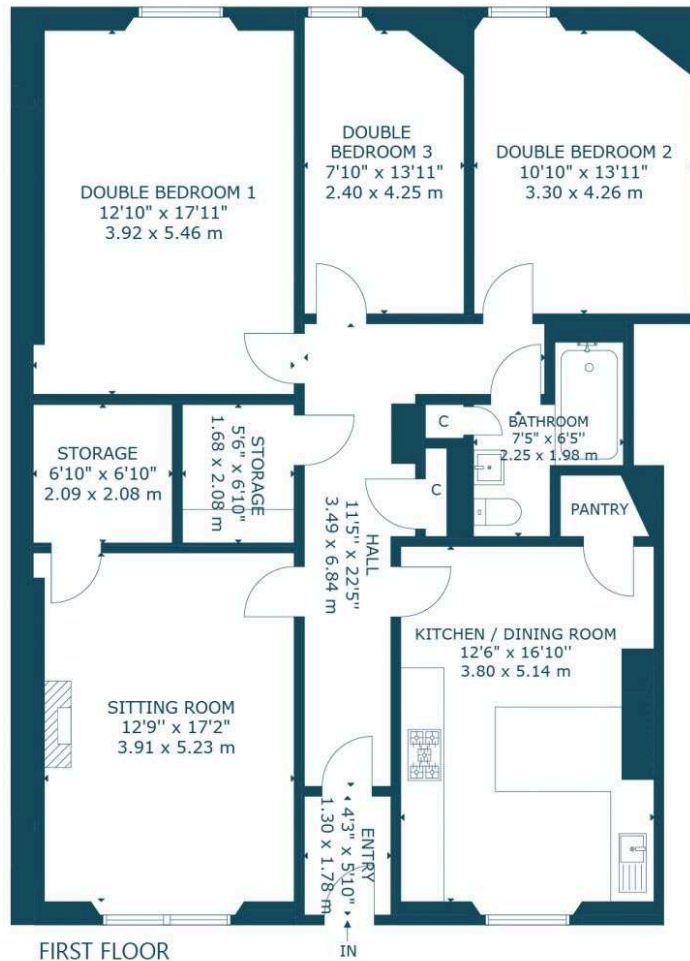
For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park, Inverleith Park and Royal Botanic Garden. St Marks Path, just down the road, easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. The property sits within the catchment for Broughton Primary School, Saint Mary's R.C. Primary School, St Thomas of Acquin's R.C. High School and Drummond Community High School and also lies within a short distance of some of Edinburgh's best private schools. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.

EXTRAS

All light fittings, fitted flooring, and white goods are included in the sale price.

HOME REPORT VALUATION: £525,000





FIRST FLOOR

62 EAST CLAREMONT STREET, NEW TOWN, EDINBURGH, EH7 4JR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,335 SQ FT / 124 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.